

SUMMARY OF COMMENTS & OPTIONS **FINANCIAL ASSISTANCE – Mobilehome Relocation**



Comments	Option A	Option B	Option C	Comments
<ul style="list-style-type: none"> ➤ Many small, old trailers are not moveable ➤ Not just park owner's responsibility – City shares in as well ➤ Assistance should be based on income ➤ Should not include subsidy for increased rent ➤ Moving costs differ by size ➤ If too many restrictions are placed, may devalue property 	<p>75% of relocation costs, up to \$3,000, to relocate coach to a maximum distance of one hundred (100) miles.</p>	<p>The actual costs of physically moving (i.e. dismantling, moving, reassembling, rebuilding, including skirting and tiedowns) the coach and movable improvements (i.e. patios, carports, and porches), to a maximum distance of fifty (50) miles.</p> <p>IRS mileage rate (for up to 50 miles – current rate totals \$24.25). Plus, if move cannot be completed in one day, IRS per diems for meals and lodging (for up to 3 days – current rate totals \$444).</p> <p>Payment of a lump sum for:</p> <ul style="list-style-type: none"> • First month's rent and any security deposit (up to a maximum value of \$2,000). • Any differential between rental rates during the first year of tenancy (up to a maximum value of \$5,000). <p>All maximum amounts will be adjusted annually for inflation.</p>	<p>The actual costs of physically moving (i.e. dismantling, moving, reassembling, rebuilding, including skirting and tiedowns) the coach and movable improvements (i.e. patios, carports, and porches), and packing and unpacking personal property to a maximum distance of one hundred (100) miles.</p> <p>Actual costs for in-transit gas, meals and lodging, if move cannot be completed in one day.</p> <p>Payment of a lump sum for:</p> <ul style="list-style-type: none"> • First and last month's rent and any security deposit. • Any differential between rental rates during the first year of tenancy. 	<ul style="list-style-type: none"> ➤ Cover relocation 100% plus downpayment for new space ➤ Actual cost/time ➤ Owner should pay full cost ➤ Meals should be included in per diem ➤ Subsidize increased rent over the annual permissive ➤ Alternatives should be comparable

FINANCIAL ASSISTANCE – Mobilehome Value



Comments	Option A	Option B	Option C	Comments
<ul style="list-style-type: none">➤ Many small, old trailers are not worth much and/or are not habitable➤ Not just park owner’s responsibility – City shares in as well➤ Assistance should be based on income➤ Value of MH/trailer – use an objective factor, such as: structure, age, condition, useful life➤ Should not use value of being in park, pull off value➤ Should not be insurance driven (type and coverage amount differ)➤ Can’t give them the same value in housing costs as they have today	<p>If coach cannot be relocated due to condition or lack of available space, standard insurance replacement value shall be determined by a qualified, independent appraiser, approved by the City.</p>	<p>If coach cannot be relocated due to condition or lack of available space, value of coach/trailer as determined by a qualified, independent appraiser, approved by the City, based on the following factors: age, size, condition, and fixed improvements.</p> <p>Payment of a lump sum for:</p> <ul style="list-style-type: none">• first month’s rent and any security deposit (up to a maximum value of \$2,000).• any differential between rental rates during the first year of tenancy (up to a maximum value of \$5,000). <p>Non-occupant owners (reside in mobilehome for less than 6 months per year) shall be eligible for value of coach/trailer only.</p> <p>All maximum amounts will be adjusted annually for inflation.</p>	<p>If coach cannot be relocated due to condition or lack of available space, 85% of “On-Site” Fair Market Value of coach as determined by a qualified, independent appraiser, approved by the City, assuming continuance of park in a safe, sanitary and well maintained condition and considering variables, such as: age, size, condition, proximity, and fixed improvements.</p>	<ul style="list-style-type: none">➤ Need on-site or pre-closure fair market value using factors such as: condition, length of residency, improvements, park condition/quality, original cost➤ Land owner making out – they should be responsible, not City➤ Residents receive short end of stick➤ By appraisal; City track sales for comparables➤ Do not use insurance or blue book value➤ Look at it as a home (real property) not personal property, consider length of residency and improvements

FINANCIAL ASSISTANCE – Relocation Assistance for Tenants (Renters)



Comments	Option A	Option B	Option C	Comments
<p>➤ Assistance should be based on income</p>	<p>No benefits shall be provided to any person who is renting a mobilehome from the owner of the mobilehome park where an executed written agreement waives rights to such benefit.</p> <p>All eligible tenants of eligible mobilehome owners shall be provided with the services of one or more housing experts to assist in relocating to available and appropriate housing, including: financial advice, description of housing alternatives, and transportation if unable to operate a motor vehicle.</p>	<p>Payment of a lump sum to compensate for payment of the first month’s rent and any security deposit at new housing (up to a maximum of 2 months existing rent).</p>	<p>Expense of assuming tenancy in comparable housing, including: first month's rent and security deposit, and differential between rental rate at converted park or replacement housing during the first year of tenancy.</p>	<p>➤ Subsidize new rent and any required downpayments</p> <p>➤ Alternatives should be comparable</p>

NOTIFICATION



Comments	Option A	Option B	Option C	Comments
<ul style="list-style-type: none">➤ Mirror/comply with state law➤ Before or after plan approved?Don't want to start uproar & doesn't happen	Any resident of the mobilehome park shall not be required to vacate less than six (6) months from the date of notice of termination of tenancy and not less than thirty-five (35) days from payment of any relocation benefits.	Two years from date of application to close/convert to terminate tenancy. May be reduced to no less than six (6) months or extended beyond two years upon written agreement of owner and two-thirds of coach owners.	Two years from date of approval of closure to terminate tenancy. May be reduced to no less than six months (6) or extended beyond two years upon written agreement of owner and residents.	<ul style="list-style-type: none">➤ Minimum 2 years noticing➤ Assistance should be tied to notification period➤ The lower income still can't afford a move

RIGHT OF FIRST REFUSAL TO PURCHASE PARK



Comments	Option A	Option B	Option C	Comments
<ul style="list-style-type: none">➤ State and case law restrict this issue➤ Property owner should have option➤ Difficult to determine acceptable offer – often cash plus percent of future profit				<ul style="list-style-type: none">➤ Should offer to residents regardless of association status or type of sale➤ Allow additional time to secure financing and make offers➤ Disclosure to incoming tenants➤ Can't make park owner's sell